



**DJ Golden**  
**REAL ESTATE**

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**514 Scarboro Avenue SW**  
**Calgary, Alberta**

**MLS # A2221265**



**\$939,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Open House this Sunday, September 21st, 2:00 pm to 5:00 pm. Old World Charm meets Modern Day living in this charming Family Home. This home has been lovingly renewed with fresh paint, some new flooring and light fixtures, and brand new appliances. Amazing Views of Downtown from newer back deck. Great location, walking distance to schools and parks. The large Private and Treed Yard is perfect for family BBQ's. Enjoy the amazing enclosed sunroom just off the kitchen or convert it into an office or studio. New cedar fencing surrounds this property with love! Watch our Virtual Tour and book your private showing today!